

FOR LEASE

North Ranch Shopping Center

3815-3967 Thousand Oaks Blvd | Westlake Village, CA 91362



Retail, QSR and Office Opportunity

864 SF - 4,300 SF Available

CONTACT

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680 Newport Center Dr | Suite 300 | Newport Beach, CA 92660

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DESCRIPTION

- A grocer anchored shopping center featuring Ralphs Fresh Fare, Trader Joe's, and a curated mix of premier national and regional tenants
- Strategically located within immediate proximity of the 101 freeway to capture a wide radius of daily needs and commuter customers
- Excellent daytime demographics with high average household incomes in surrounding area

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,295	36,630	73,737
Avg Household Income	\$162,014	\$191,731	\$185,752
Daytime Population	7,543	11,577	22,298

Source: Esri

TRAFFIC COUNTS

N Westlake Blvd approx. 25,500 cpd
 Thousand Oak Blvd approx. 29,900 cpd

Source: Costar

MANAGED AND OWNED BY: Perform Properties

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- 1** UNIT 3825 A: 4,300 SF
- 2** UNIT 3825 I: 2,004 SF
- 3** UNIT 3835 A1: 1,546 SF
- 4** UNIT 3835 G: 864 SF
- 5** UNIT 3835 A2: 2,592 SF — IMPROVED RESTAURANT / DO NOT DISTURB
- 6** UNIT 3845 A: 1,678 SF — 2ND GENERATION RESTAURANT + PATIO



THOUSAND OAKS BLD (APPROX. 29,900 CPD)

No.	Tenant	SF	No.	Tenant	SF	No.	Tenant	SF
3955 A	BJ'S Restaurant	8,760	3825 J	Bikanervala	2,930	3835 E	Trek Bicycle	11,900
3963	Ralphs	33,823	3825 K	Planet Fitness	17,700	3835 G	QSR Available	864
3815 A	Mechanics Bank	1,400	3825 L	Elegant Nails	576	3835 H	Gelato Boutique	592
3815 B	Deal Pending	3,050	3825 M	Makenna Koffee	2,805	3835 K	DAISO	5,290
3887	US Bank	3,050	3825 O	Hear USA	1,200	3835 N	Row House	2,136
3825 A	Available	4,300	3825 P	Jersey Mike's Subs	1,200	3835 O	Azuki Tea	1,116
3825 B	Lacrosse Unlimited	1,214	3825 Q	AT&T	1,200	3835 P	The Ritual	2,415
3825 C	Luau Grill	1,745	3825 R	The Device Lab	1,080	3835 Q	King Tabacco	464
3825 D	Tenant	1,936	3835 A	Setiba Group	3,500	3835 R	UPS	1,225
3825 E	Biskin Mythos	800	3835 A1	Available	1,546	3845 A	Restaurant + Patio Available	1,678
3825 F	Made in Italy	2,000	3835 A2	Imp. Restaurant Available	2,592	3955 B	Nick the Greek	1,380
3825 G	Western Bagel	3,500	3835 B	Northern Ranch Beauty	2,695			
3825 H	Thousand Oaks Fish & Chip	1,951	3835 C	Northern Ranch Beauty	1,955			
3825 I	Available	2,004	3835 D	Trader Joe's	9,922			

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